

Presidio Trust

Main Post: Landscape, Circulation and Parking

November 2002



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PROJECT SCOPE

1

This report and supporting materials are designed to provide planning guidance for Trust initiatives over the next two to five years in the Main Post area of the Presidio. This planning is designed to meet the immediate operational needs of existing tenants while at the same time proposing improvements that support marketability and continued leasing of individual buildings at the Main Post, addressing overall parking and circulation (for automobiles, bicyclists and pedestrians), as well as open spaces.

It is anticipated that this report will be supplemented in the future with more specific planning and design. In particular, it should be noted that further planning is required to determine physical improvements within the El Presidio quadrangle area.

Study Area

The project study area encompasses the entire Main Post planning area as highlighted in the drawing on the right. The larger Main Post planning area extends from Doyle Drive on the north edge to Infantry Terrace on the south edge, and from Tennessee Hollow on the east edge to the National Cemetery on the west edge.

Inside the larger planning area, the Main Post was broken down into seven smaller cluster areas based on the distinct historical patterns within the Main Post as described below:

1. Infantry Terrace (historic residential structures winding along the curving topography atop the bluff south of the Main Post)
2. El Presidio (U.S. military structures atop the archeological remains of the original Spanish settlement)
3. Funston (row of residential structures that created the original public face of the Main Post, oriented towards the city to the east)
4. Halleck (more functional than ceremonial "foot" of the Post, with commercial and warehouse structures)
5. Old Parade (cluster of offices and barracks that surround the original Civil War parade)
6. Main Parade (barracks and residential areas that surround the existing main parking lot in the center of the Main Post)
7. Community District (cluster of miscellaneous community-serving buildings such as the theater, bowling alley and child care center in the valley below Infantry Terrace)



CONCEPT PLAN

5

Key Features

- The current plan focuses on visitor orientation and tenant comfort and safety through select improvements throughout the Main Post.
- Key modifications to the overall circulation and street system help clarify both the thru-traffic and internal circulation for automobiles, bicyclists and pedestrians. Spaces are reallocated to provide parking closer to tenants at the edges of the Main Post. Key open spaces and historic resources are enhanced to help connect users and visitors to the rich history of the Main Post.

The plan as detailed on the following pages highlights the key improvements in the above-mentioned areas (open space, circulation and parking) followed by a cost estimate for improvements in each of the cluster areas within the Main Post.

Open Space

The proposed improvements to the open space system in the Main Post are organized around the three key parades (the Main Parade, the Old Parade [Civil War Parade Ground] and El Presidio).

Main Parade

The most visual improvement to the entire Main Post is the removal and relocation of the surface parking from the Main Parade ground and the creation of a large central landscaped "Parade Ground."

This new central open space would be lined with pull-in parking on the longer edges of Montgomery and Anza, with tourist bus parking and a small plaza on the south end. The interior space should open up to the expansive views of the bay to the north end. The interior of the open space should be a combination of landscaped and hardscaped spaces which support a variety of activities, from individuals to large groups and events, with easy access through the space.

Old Parade

The Old Parade ground has been the most visually compromised, as much of the original space and historical boundary have been obscured because of later buildings. The plan calls for the retention of the remaining grass lawn in front of Buildings 38 and 39, with minor improvements such as sidewalks and lateral paths to improve the pedestrian circulation through and around the space.

El Presidio

Future improvements in this area should help to clarify the historical boundaries of the original Spanish quadrangle (both the 1776 and 1792 boundaries), specifically focusing on the definition between El Presidio and the adjacent Pershing Square to the west. The area should remain a hardscaped area as opposed to a softer landscaped open space.

The perspectives on the following pages illustrate the potential character for the edge treatments of the Main Parade and El Presidio open spaces.



Main Parade Edge Treatment

View of Main Parade edge treatment option (looking south) showing the use of a raised landscape planter to buffer the pedestrian walkway within the parade from the adjacent parked cars along Montgomery.



Main Parade Edge Treatment

View of Main Parade edge treatment option (looking south) showing no raised landscape planter between the pedestrian walkway and the adjacent parked cars along Montgomery.



El Presidio Edge Treatment

View of El Presidio with a series of steps and a free-standing trellis structure demarcating the 1776 quadrangle boundary. A row of hedges and street lights identify the 1792 boundary (right edge of drawing) between El Presidio and Pershing Square.



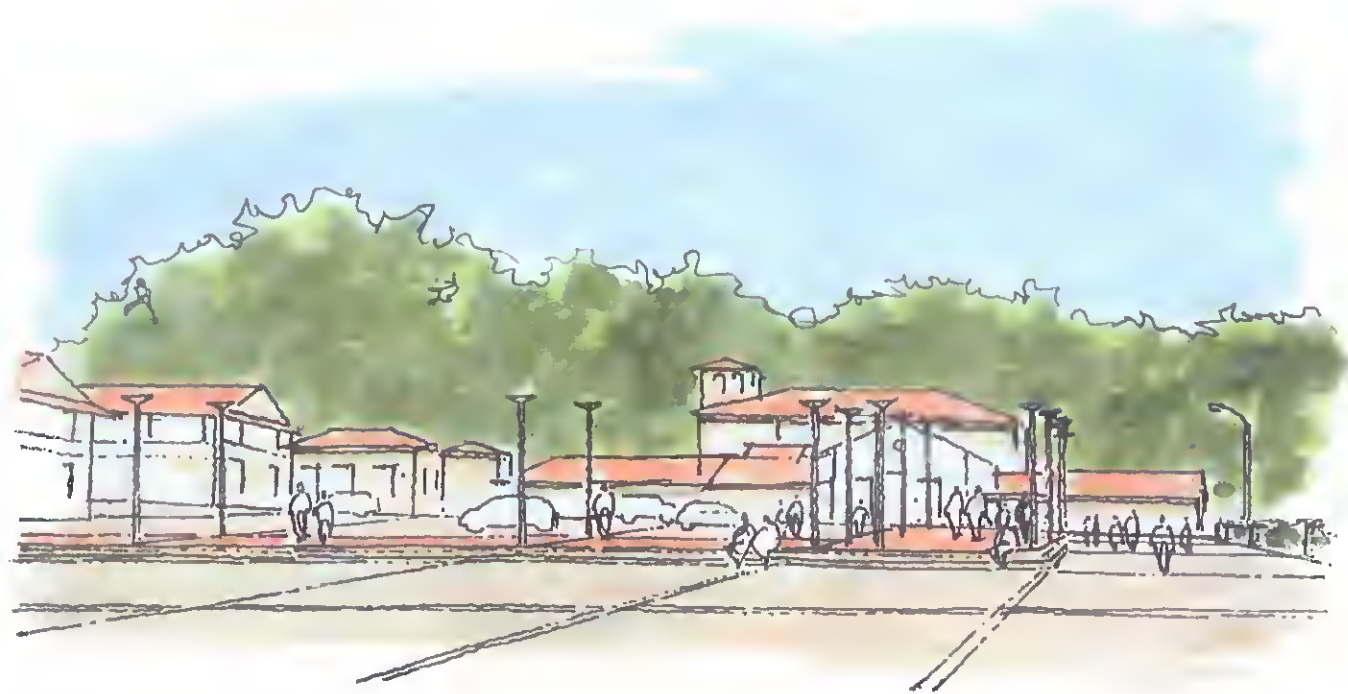
El Presidio Edge Treatment

View of El Presidio with a series of steps and free-standing trees in planter boxes demarcating the 1776 quadrangle boundary. A row of hedges identifies the 1792 boundary (right edge of drawing) between El Presidio and Pershing Square.



El Presidio Edge Treatment

View of El Presidio with a series of steps and street lights demarcating the 1776 quadrangle boundary. A row of hedges identifies the 1792 boundary (right edge of drawing) between El Presidio and Pershing Square.



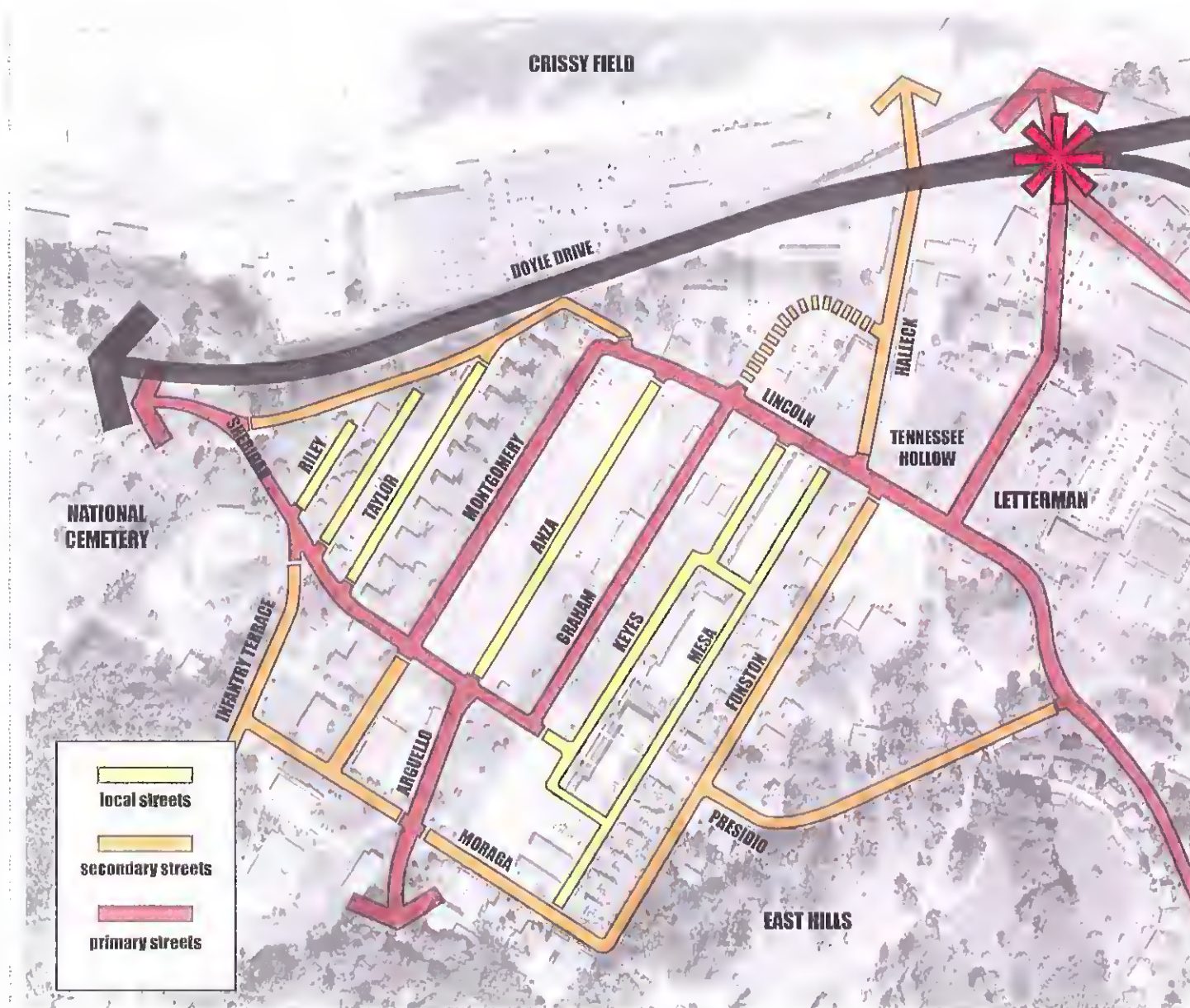
Circulation System (Roads)

The main goal of the circulation improvements is to clarify the often confusing and duplicative street network through the Main Post.

The plan begins by identifying a set of four streets (Lincoln, Montgomery, Sheridan and Arguello) that are the primary routes through the Main Post. In addition, a redesigned Girard Street would provide the primary access to and from a new ramp connecting the Presidio to Doyle Drive.

Secondary streets such as Presidio, Funston, Halleck, Moraga and Infantry Terrace would filter traffic from the primary streets into the smaller fabric and parking areas of the Main Post.

Tertiary local streets such as Taylor, Anza, Keys and Mesa provide the last level of streets in the Main Post, functioning similarly to alleys or internal parking streets rather than carrying through-traffic. In many cases, the street is designed more like a parking lot (as is the case with Anza, Taylor and Mesa).

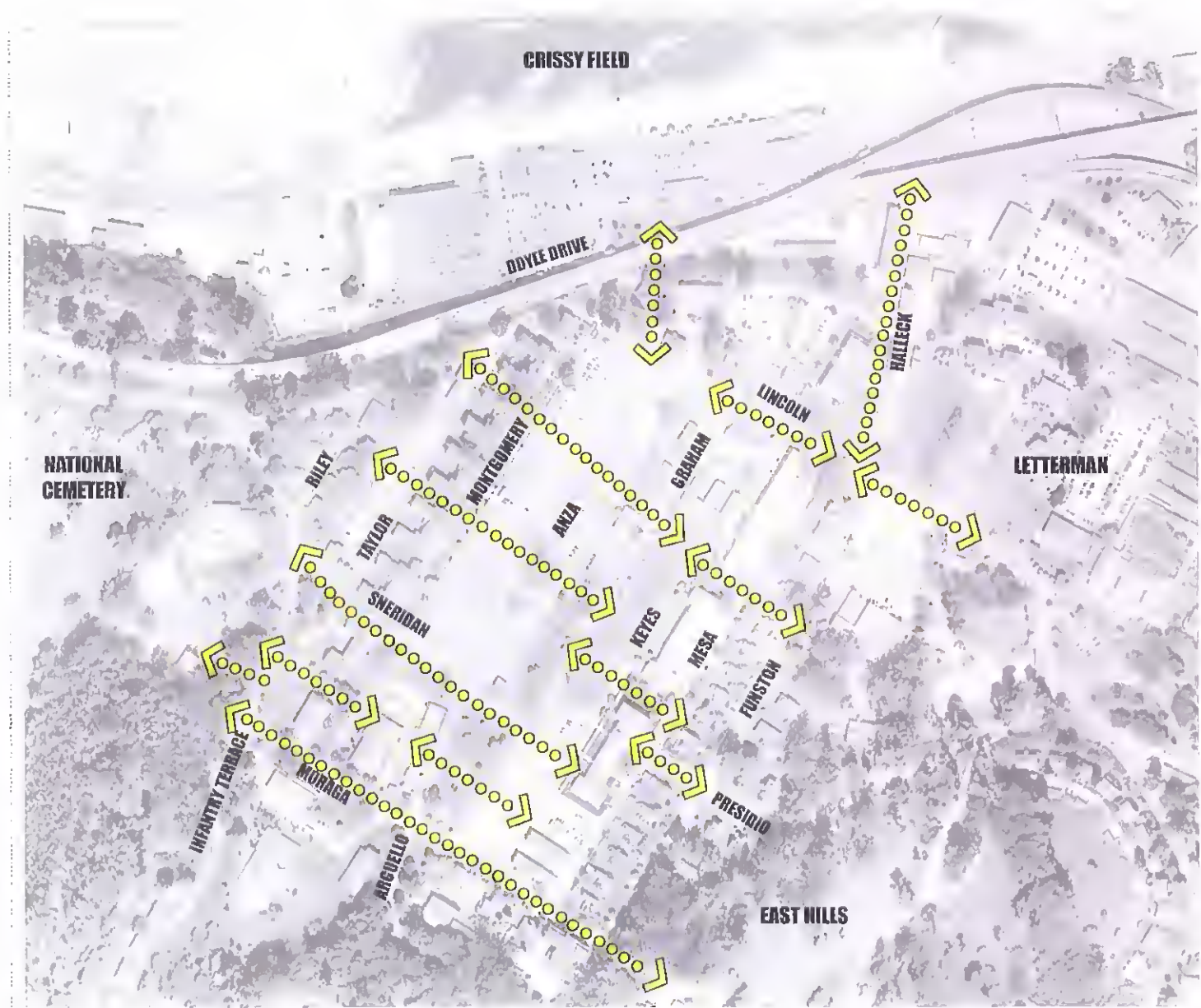


Circulation System (Pedestrians)

Unlike the duplicative automobile routes through the Main Post, the pedestrian circulation is rather limited, particularly in the east-west direction. The plan identifies several key locations to improve pedestrian access, along major east-west running streets such as Moraga, Sheridan and Lincoln and across major open spaces such as the Main Parade Ground, Civil War Parade Ground and El Presidio.

Pedestrian circulation routes are intended to be more flexible in nature, with paved paths located primarily in the east-west direction (across the parade grounds and in between buildings). The plan suggests several locations for paths, but the final location of pedestrian paths should be incorporated wherever logical and possible into future improvements in all three key open spaces.

The plan also identifies a few locations for improving the pedestrian access from the Main Post to the surrounding Planning Areas, including Tennessee Hollow and Letterman to the east and Crissy Field to the north.



Parking

The main goal of the parking improvements is the dispersal of parking spaces from the central parking lot (replaced by the new Main Parade open space) to smaller lots around the Main Post. The parking is organized within the smaller cluster areas. A look at the current supply and future demand identifies where parking would be best located to serve existing and future tenants at the Main Post. The plan also recognizes a goal set forth in the Presidio Trust Management Plan to reduce the amount of parking (both visible and actual) in the Main Post. As a result, the plan calls for a reduction of between 150 and 300 spaces.

The range of future parking spaces is due to the possibility of creating a single-level parking structure behind the Montgomery Street barracks along Taylor Street. The sloping topography makes this location ideal for locating a structure with the upper level on grade with the backs of the Montgomery Street barracks and the lower level partially below grade behind the Riley Street houses. This structure is not included in the cost estimate which follows.



COST ESTIMATE

The following cost estimate was prepared by Oppenheim Lewis in association with SMWM and Presidio Trust staff. The cost estimate is based on proposed improvements, general construction and utilities assumptions as detailed in this section. For this estimate, the Main Post was initially organized into seven cluster areas that shared similar architectural or landscape patterns: the Community District, the Main Parade, the Old Parade, El Presidio, Infantry Terrace, Funston Avenue and Halleck Street.

The Infantry Terrace cluster area was initially removed since there are no major improvements proposed for this area.

The Halleck Street Area was removed from the cost estimate due to the uncertainty of future plans for Doyle Drive that would significantly impact future improvements in this cluster area. The El Presidio cluster area was also removed due to the need for additional planning for archeological resources.

For more detailed information about the cost of specific improvements in the four remaining cluster areas, please refer to the separate cost estimate included in the appendix.

Main Post Construction Cost Summary

Cluster Areas	Cost
Community District	\$362,925
Main Parade	\$3,572,650
Old Parade	\$2,486,800
Funston Avenue	\$901,950
El Presidio	n/a
Halleck Street	n/a
Subtotal	\$7,324,325
Utility Verification	Allowance by Owner
General Conditions (10%)	\$732,433
Contractor's Fee (5%)	\$402,838
Design Contingency (15%)	\$1,268,939
Total Cost in October 2002 Dollars	\$9,728,535

*Note:**Total Cost in October 2002 Dollars**Estimate excludes escalation, construction contingency and soft costs.*

Overall Cost Estimate Assumptions:

The cost assumptions as prepared incorporate the following assumptions in terms of changes and improvements to the existing infrastructure, construction and landscaping.

- Grind and overlay existing roadbeds instead of total demolition and replacement of pavement
 - Trust will purchase trees with 15-gallon root balls, which develop stronger root systems than more mature trees, at a cost of approximately \$100 per tree
- All street trees will be planted adjacent to sidewalks in planting strips or landscaping buffers. No street trees will be planted in grates within sidewalks.
- Trust will purchase and install trash receptacles for a total cost of \$1200 per receptacle
- Trust will construct and install street and directional signs for a cost of \$500 per sign
- Typical sidewalk will be 7' wide to allow a 6' unobstructed path of movement, assuming one foot of sidewalk for light poles and traffic signage
- Existing underground utilities will not be replaced as part of any street improvements
- New underground utilities will be added where streets are extended (with exceptions noted below)
- Only existing underground utilities directly impacted by interim improvements will be replaced as part of any street improvements
- Leave small amount of allowance for unforeseeable utilities relocation and upgrades
- Trust will purchase 12' street lights at a cost of \$3,500 per pole
- The level of design quality and amount of pedestrian amenities should be less than a typical San Francisco urban setting (use a moderate level of construction materials and pedestrian amenities such as benches and pedestrian-scaled light fixtures)
- All streets will be restriped for parking and lane separation

Cost Estimate

Demolition	\$108,250
New Paving	\$145,875
New Landscaping (per Owner)	\$1,000
Site Structures	n/a
Site Utilities per Owner	
(Local Only - No Loop Connection)	\$77,000
Other Work	\$30,800

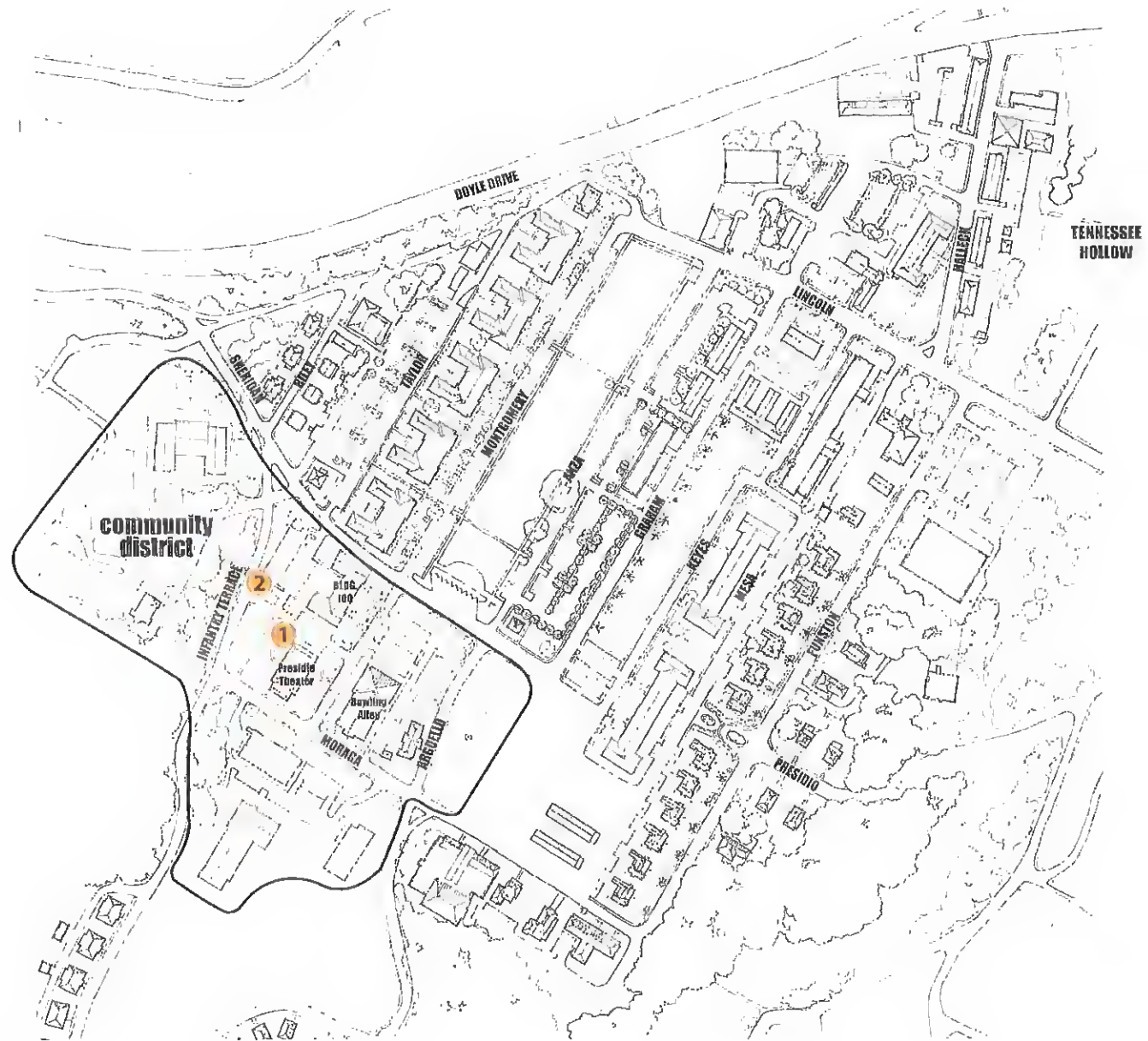
Subtotal Community District \$362,925

Note:

Estimate excludes escalation, construction contingency, hazardous materials mitigation and soft costs.

COMMUNITY DISTRICT IMPROVEMENTS

1. Perpendicular parking both sides of street as shown.
2. Parking lot behind Building 100 - apx. 28 spaces.
 - Remove several trees and re-grade as necessary
 - Demolish small parking garage
(historic building identified for removal in the GMPA)



Cost Estimate

Demolition	\$595,900
New Paving	\$1,162,750
New Landscaping (per Owner)	\$896,500
Site Structures	\$125,000
Site Utilities per Owner	
(Local Only - No Loop Connection)	\$655,000
Other Work	\$112,500

Subtotal Main Parade \$3,572,650

Note:

Estimate excludes escalation, construction contingency, hazardous materials mitigation and soft costs.

MAIN PARADE IMPROVEMENTS

1. Add Bus parking area with curb, gutter and turf area
 - Add freestanding kiosk/information board with concrete pad and connecting sidewalk
 - Concrete sidewalk along road on either side of bus parking
 - Concrete sidewalk and plaza in front of bus parking area
2. New road, sidewalk, and perpendicular parking
3. Concrete sidewalk with 2 new trees
4. Concrete sidewalk with 3 new trees
5. Concrete sidewalk with concrete landing at end as shown
6. Reconfigure roadway as shown
 - Add sidewalk along roadway
 - Add connecting sidewalk
 - Remove section of existing roadway (see existing conditions map)
7. Perpendicular parking length of New Parade
 - Add adjacent sidewalk
8. Connecting sidewalk
9. Connecting sidewalk
10. Remove roadway (see existing conditions map) replace with turf
 - Connect 2 sidewalks as shown
11. Enlarge and reconfigure parking lot
 - Remove existing trees and roadway
 - Demolish small garage (*historic building identified for removal in the GMPA*)
 - Add 18 trees
12. Add three 4-car parking pads with curb and gutter
13. Add one 6-car parking pad with curb and gutter
14. Plant grass and install irrigation system in the Main Parade ground, with approximately 25% hardscape materials



Cost Estimate

Demolition	\$510,900
New Paving	\$768,300
New Landscaping (per Owner)	\$258,000
Site Structures	\$95,000
Site Utilities per Owner	
(Local Only - No Loop Connection)	\$555,000
Other Work	\$137,000

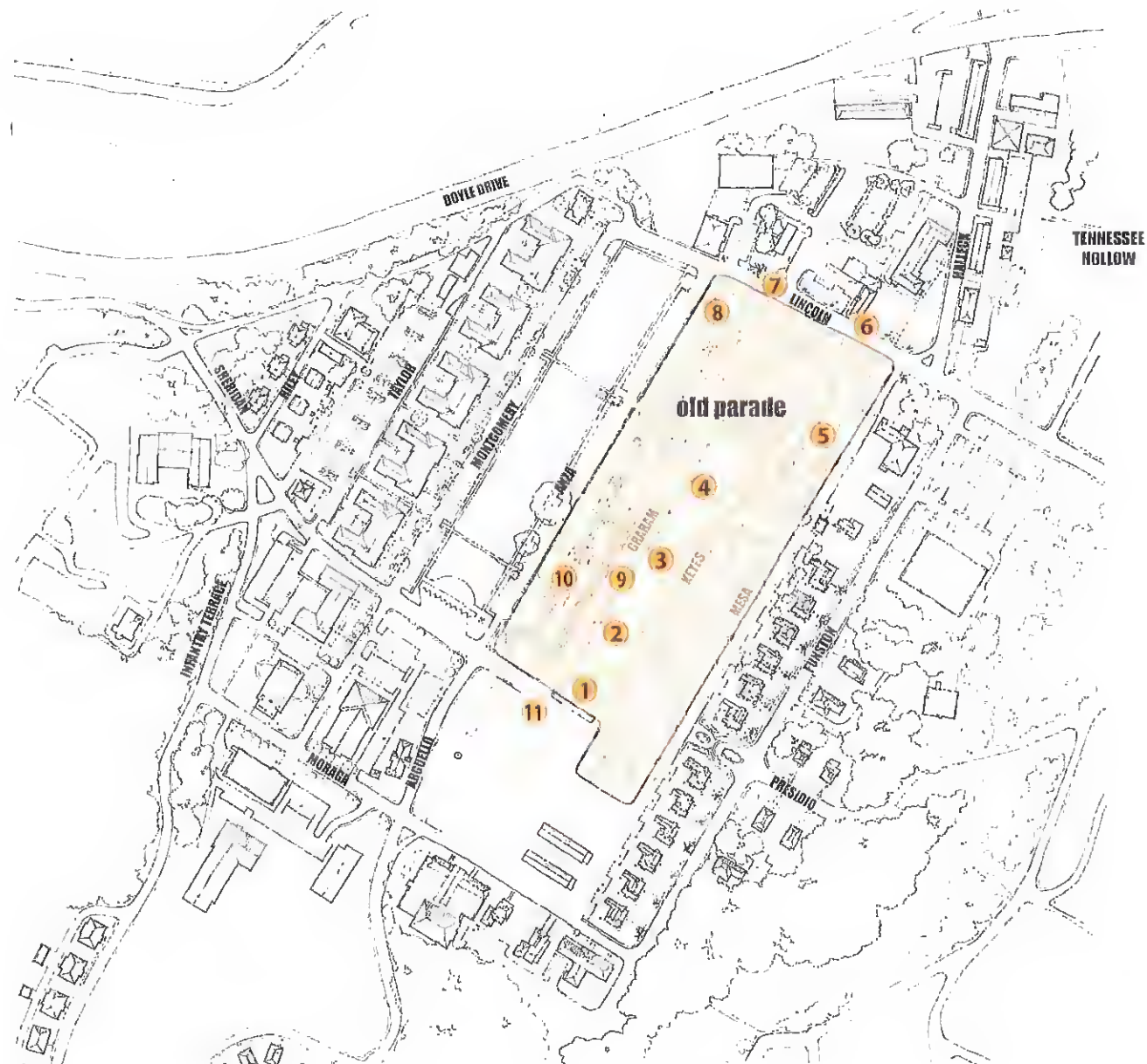
Subtotal Old Parade \$2,486,800

Note:

Estimate excludes escalation, construction contingency, hazardous materials mitigation and soft costs.

OLD PARADE IMPROVEMENTS

1. Create designated parking area with curb, gutter, sidewalk at margins as shown
 - Expand to create end of Graham Street
2. Sidewalk as shown
3. Sidewalk as shown
4. Sidewalk as shown
5. Reconfigure perpendicular parking to make single loaded
 - Turf area in front of building-removing excess asphalt
6. 3 palm trees as shown
7. 4 palm trees as shown
8. Create parking lot on existing turf and asphalt areas as shown
 - Add sidewalk to roadway edge
 - Add 20 trees
9. Sidewalk as shown
10. Create parking lot and turf area on existing turf and asphalt areas as shown
 - Remove approximately 10-15 trees
 - Add approximately 42 trees
 - Add sidewalks, curbs and gutters as shown
 - Add hardscape plaza in front of Powder Magazine
11. Terminate Graham Street at the south end (by Sheridan) and add curb and sidewalk to north side of Moraga and driveway to parking atop El Presidio (*not shown*)



Cost Estimate

Demolition	\$194,150
New Paving	\$321,400
New Landscaping (per Owner)	\$128,000
Site Structures	n/a
Site Utilities per Owner (Local Only - No Loop Connection)	\$220,000
Other Work	\$38,400

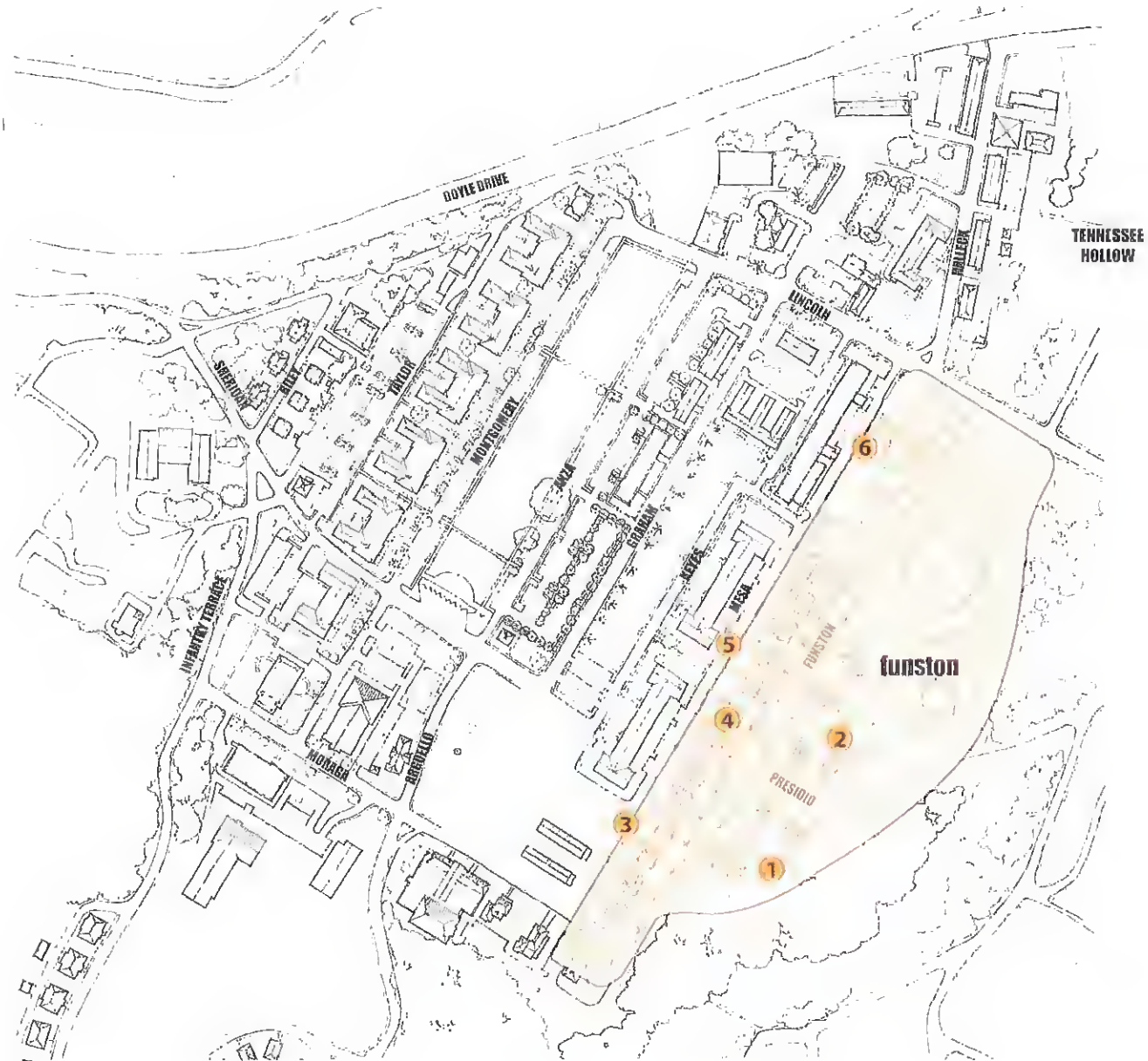
Subtotal Funston \$901,950

Note:

Estimate excludes escalation, construction contingency, hazardous materials mitigation and soft costs.

FUNSTON IMPROVEMENTS

1. Reconfigure/expand parking lot as shown
2. Add perpendicular parking area
3. Add 6 4-car parking pads
 - Remove 6 carports (non-historic structures)
4. Reconfigure entrance area to Presidio as shown
 - Add sidewalks as shown
 - Add approximately 15 trees
 - Add low landscaping (shrubs and flower beds)
 - Retain roadway to allow thru traffic from Funston to Mesa
5. Add 7 4-car parking pads
 - Remove 4 carports (non-historic structures)
6. Reconfigure parking



APPENDIX

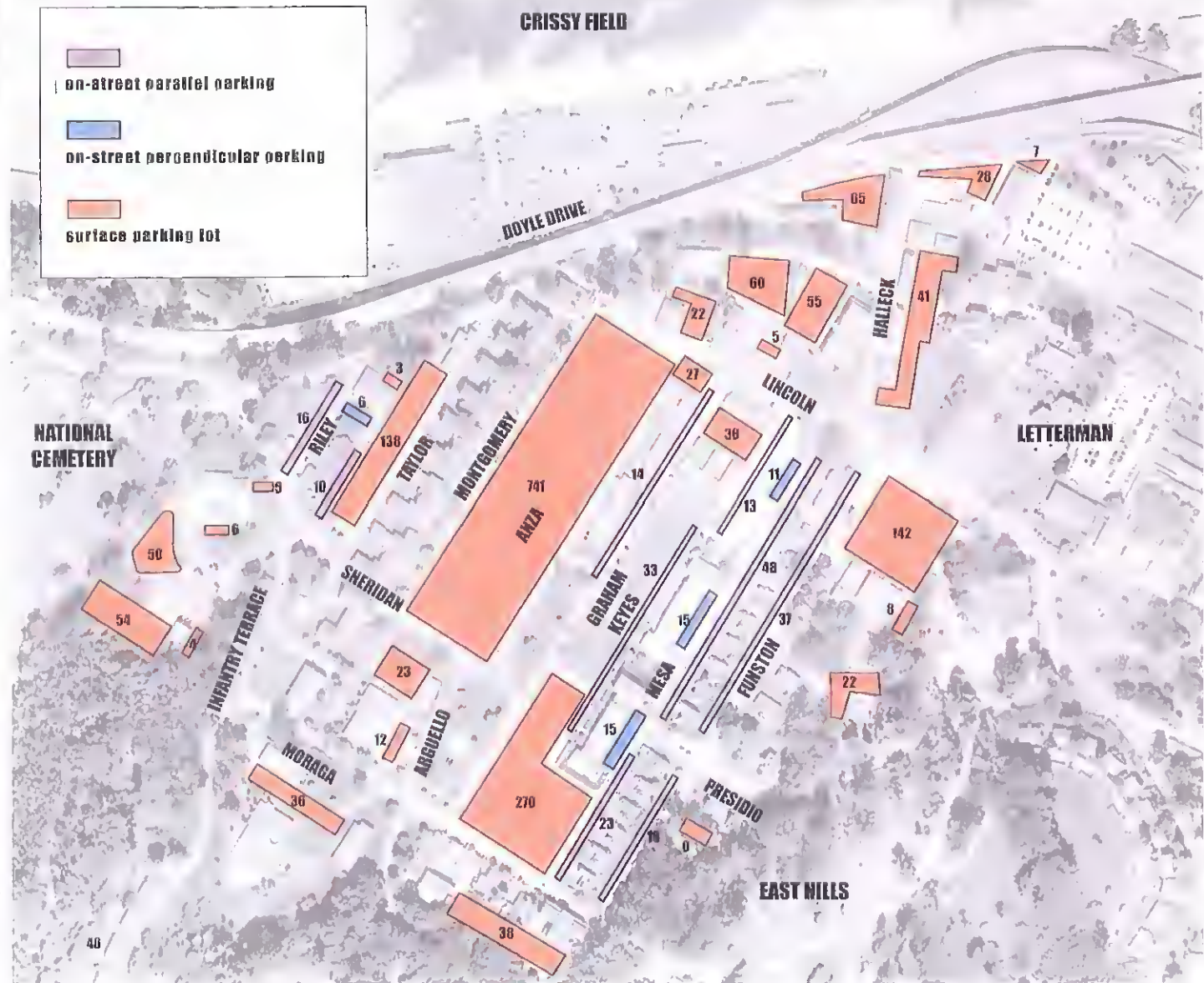
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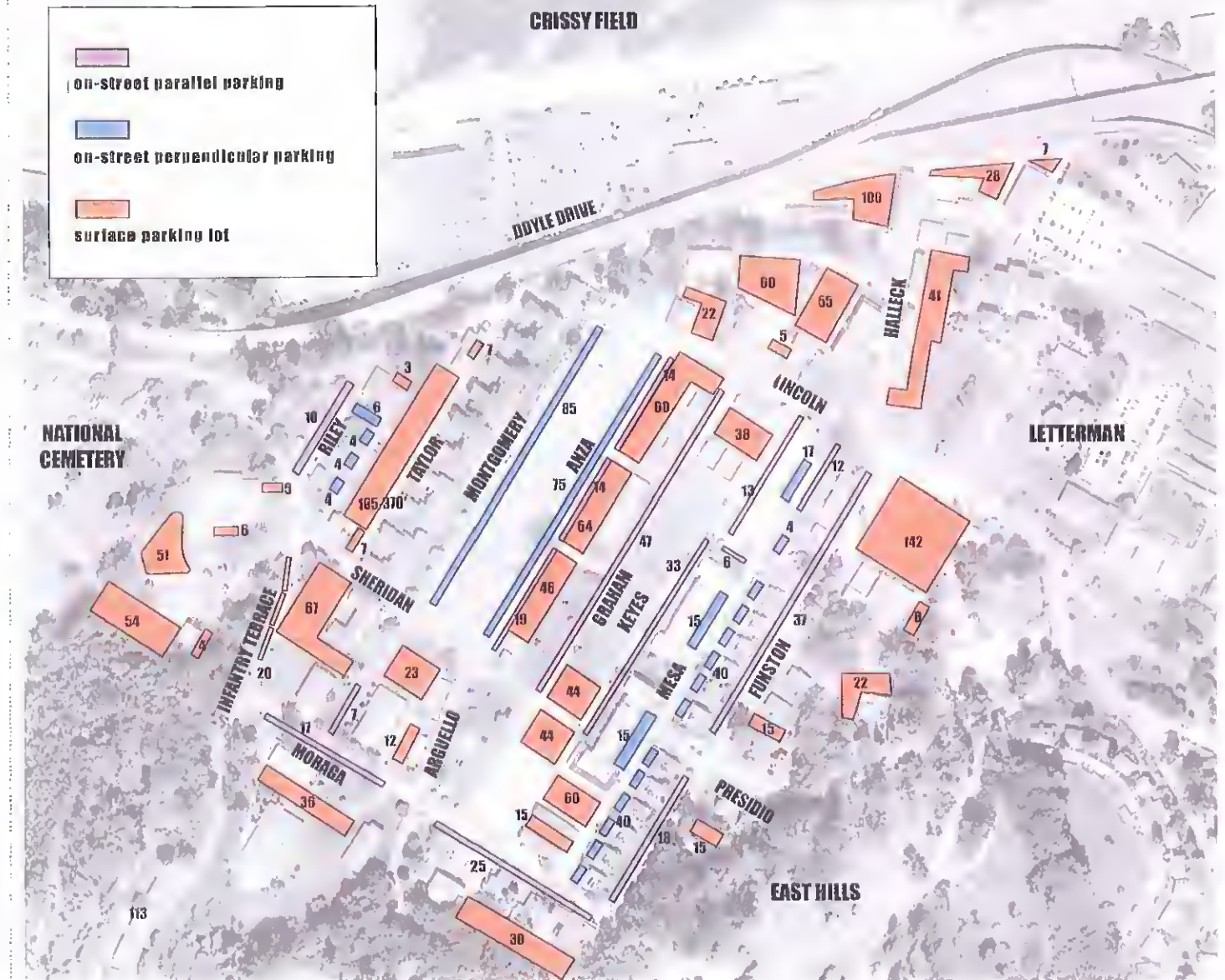
Detailed Parking Locations Survey

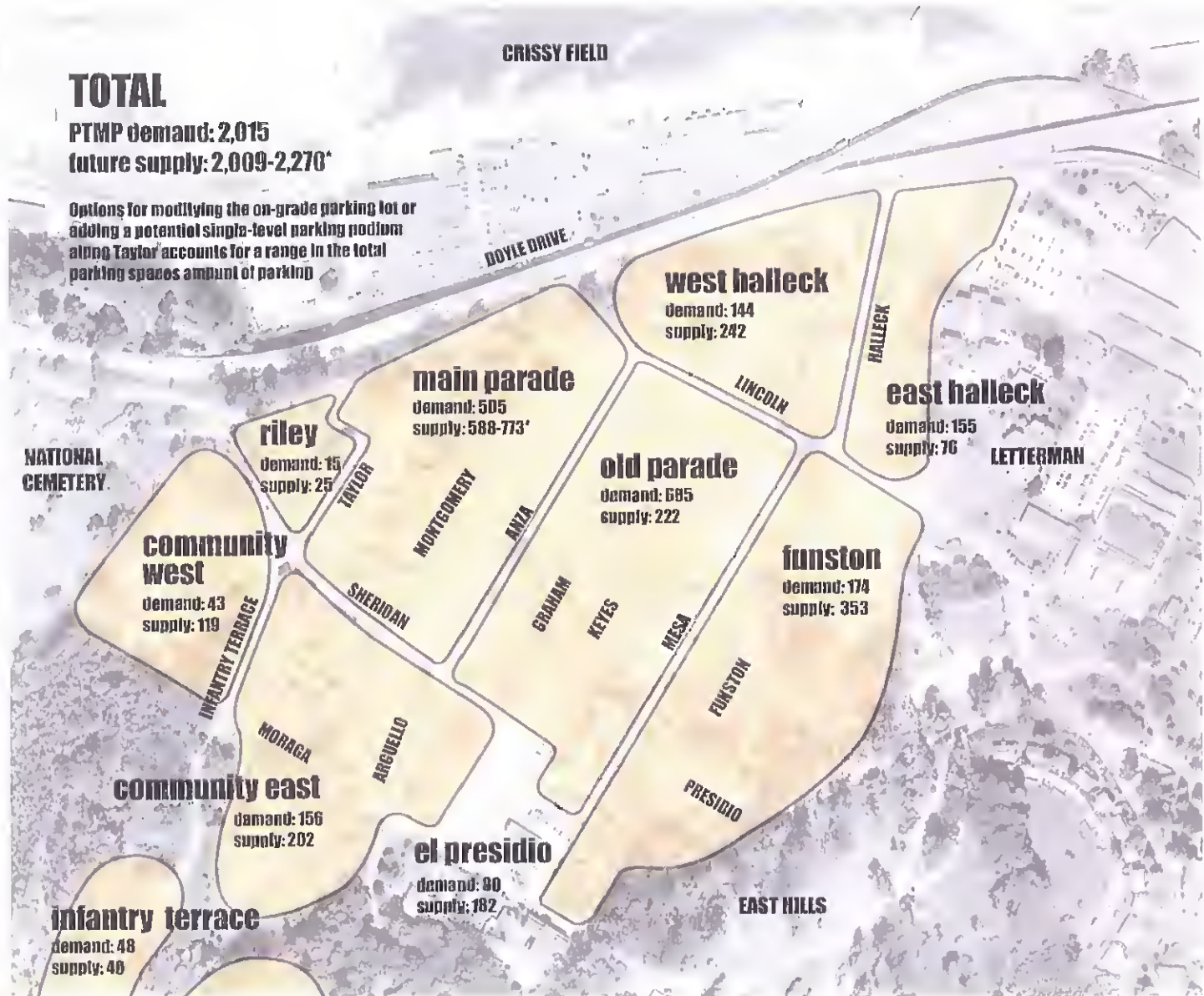
Detailed Cost Estimate

DETAILED PARKING LOCATIONS SURVEY

Current Parking Locations







Main Post Parking Locations

November 5 2002

5MWM Presidio Trust

Cluster Area	Location	Description	Current	Final	With Parking Structure
Riley	Riley Street	On-Street Parking, Pull-In Parking	16	16	
Riley	7 Street	Pull-In Parking	6	6	
Riley	Old Post Gym	Parking Lots	3	3	
			25	25	25
Main Parade	Montgomery Street	Pull-In Parking	0	85	85
Main Parade	Anza	On-Street Parking	0	14	14
Main Parade	Anza	On-Street Parking	0	14	14
Main Parade	Anza	On-Street Parking	0	19	19
Main Parade	Anza	Pull-In Parking	0	75	75
Main Parade	Anza	Anza Lots	27	68	68
Main Parade	Anza	Anza Lots	0	54	54
Main Parade	Anza	Anza Lots	0	48	48
Main Parade	Taylor	Parking Lots	136	185	370
Main Parade	Taylor	Parking Lots	0	7	7
Main Parade	Taylor	Parking Lots	0	7	7
Main Parade	7 Street	On-Street Parking	10	12	12
Main Parade	Main Parade	Parking Lots	741	0	0
			914	588	773
Community District (W)	Chapel	Parking lots	54	54	
Community District (W)	Chapel	Parking lots	4	4	
Community District (W)	Golden Gate Club	Parking lots	50	50	
Community District (W)	Golden Gate Club	Parking lots	6	6	
Community District (W)	Golden Gate Club	Parking lots	5	5	
			119	119	119
Community District (E)	Infantry Terrace	On-street Parking	0	20	
Community District (E)	Presidio Theater	Parking lots	0	87	
Community District (E)	Montgomery Street	On-street Parking	0	7	
Community District (E)	Bowling Alley	Parking lots	23	23	
Community District (E)	Red Cross	Parking lots	12	12	
Community District (E)	Herbst	Parking lots	36	36	
Community District (E)	Moraga Street	On-street Parking	0	17	
			71	202	202
E Presidio	Central Parking Lot	Parking lots	276	0	
E Presidio	Buildings 40-41	Parking lots	0	60	
E Presidio	Buildings 40-41	Parking lots	0	15	
E Presidio	Moraga	On-Street Parallel Parking	0	25	
E Presidio	Behind Pushing Hall	Parking lots	38	38	
E Presidio	Sheridan	Parking lots	0	44	
			314	182	182
Funston	Funston Avenue	On-street Parking	18	18	
Funston	Funston Avenue	On-street Parking	37	37	
Funston	Mesa	On-street Parking	23	0	
Funston	Mesa	On-street Parking	46	12	
Funston	Mesa	Pull-in Parking	0	40	
Funston	Mesa	Pull-in Parking	0	40	
Funston	Mesa	Pull-in Parking	0	4	
Funston	Victorian lots	Parking lots	0	15	
Funston	Victorian lots	Parking lots	8	15	
Funston	YMCA	Parking lots	142	142	
Funston	YMCA	Parking lots	8	8	
Funston	Generator	Parking lots	22	22	
			304	353	353
Old Parade	Building 37	Parking lots	38	38	
Old Parade	Keyes	On-street Parking	33	33	
Old Parade	Side Street	On-street Parking	0	6	
Old Parade	Keyes	On-street Parking	13	13	
Old Parade	Graham Street	On-street Parking	14	47	
Old Parade	Mesa	Pull-In Parking	15	15	
Old Parade	Mesa	Pull-In Parking	15	15	
Old Parade	Mesa	Pull-In Parking	11	11	
Old Parade	Sheridan	Parking lots	0	44	
			139	222	222
Halleck (W)	Tennessee Hollow	Parking lots	41	41	
Halleck (W)	Tennessee Hollow	Parking lots	28	28	
Halleck (W)	Tennessee Hollow	Parking lots	7	7	
			76	76	76
Halleck (E)	Doyle Drive	Parking lots	65	100	
Halleck (E)	Post Office	Parking lots	22	22	
Halleck (E)	Fire Station	Pull-in Parking	5	5	
Halleck (E)	Transit Hub	Parking lots	60	60	
Halleck (E)	Transit Hub	Parking lots	55	55	
			207	242	318
Infantry Terrace	Infantry Terrace	On-street parking and garages	48	48	48
		Total Main Post Supply	2169	2009	2270

DETAILED COST ESTIMATE

Presidio Trust
Main Post Interim Planning
Conceptual Cost Estimate

Main Post Interim Planning Summary		Cost
Community District		\$362,925
Main Parade		3,572,650 -
Old Parade		2,486,800
Funston Avenue		<u>901,950</u>
Subtotal		\$7,324,325
Utility Location Verification Allowance		By Owner
General Conditions	10.0%	732,433
Contractors Fee	5.0%	402,838
Design Contingency	15.0%	<u>1,268,939</u>
Total Cost in October 2002 Dollars		\$9,728,535

Note: Estimate excludes escalation, construction contingency, hazardous materials mitigation and soft costs.

Presidio Trust
Main Post Interim Planning
Conceptual Cost Estimate

Estimate Detail	Quantity	Unit Price	Cost
Community District			
Demolition			
Paving	35000 SF	1.50	\$52,500
Landscaping	5000 SF	1.00	5,000
Building 118	1500 SF	8.00	12,000
Curbs, Site Structures, etc.	1 LS		5,000
Other Demolition	1 LS		10,000
Protect Existing to Remain	625 LF	10.00	6,250
Earthwork - Regrade As Required	35000 SF	0.50	17,500
Temporary Access	None		
New Paving			
AC Paving - Grind & Overlay	7500 SF	2.00	15,000
AC Paving - New	18750 SF	3.00	56,250
Concrete Paving	8750 SF	7.00	61,250
Concrete Paving - Colored Sawcut	None		
Curb & Gutter	625 LF	15.00	9,375
Curb Cuts	4 Ea	1,000	4,000
New Landscaping per Owner			
Trees 15 gal	4 Ea	250.00	1,000
Shrubs & Groundcover	None		
Irrigation	Included Above		
Tree Grates	None		
Site Structures			
Stairs & Steps	None		
Retaining Walls	None		
Benches w/ Lighting	None		
Busstop	None		
Bollards	None		
Furnishings	None		
Site Utilities per Owner (Local Only - No Loop Connection)			
Water for Irrigation Only	200 LF	20.00	4,000
Sewer	None		
Storm	Allow		35,000
Gas	None		
Power for Lighting Only	600 LF	30.00	18,000
Telecom	None		
Valves, Manholes, Connections	1 LS		10,000
Allow for Relocations/Upgrades	1 LS		10,000
Other Work			
Signage & Striping	1 LS		6,000
Trash Receptacles	4 Ea	1,200	4,800
Lighting - Relocate Existing	4 Ea	5,000	20,000
Subtotal Community District			\$362,925

Main Parade

Demolition

Paving	335700 SF	1.00	\$335,700
Landscaping	30200 SF	1.00	30,200
Site Structures	1 LS		25,000
Other Demolition	1 LS		25,000
Protect Existing to Remain	10000 LF	15.00	150,000
Earthwork	1 LS		35,000
Temporary Access	1 LS		20,000

New Paving

AC Paving			
Grind & Overlay	179000 SF	2.00	358,000
New Section	92750 SF	3.00	278,250
Concrete Paving	59500 SF	7.00	416,500
Concrete Paving - Colored Sawcut	None		
Steps & Stairs	None		
Curb & Gutter	6000 LF	15.00	90,000
Curb Cuts	20 Ea	1,000	20,000

New Landscaping per Owner

Trees 15 gal	40 Ea	250.00	10,000
Shrubs & Groundcover	28650 SF	10.00	286,500
Irrigation	Included Above		
Tree Grates	None		
Rework Main Parade Ground - Allow	300000 SF	2.00	600,000

Site Structures

Retaining Walls	Allow		20,000
Stairs & Steps	None		
Benches w/ Lighting	6 Ea	5,000	30,000
Kiosk/Info Board	1 Ea	25,000	25,000
Busstop - Owner Provided	1 Ea	25,000	25,000
Bollards	None		
Miscellaneous	1 LS		25,000

Site Utilities (Local Only - No Loop Connection)

Water for Irrigation Only	8500 LF	20.00	170,000
Sewer	None		
Storm Relocation Allowance	1 LS		50,000
Gas	None		
Power to Relocated Lighting Only	8500 LF	30.00	255,000
Telecom	None		
Valves, Manholes, Connections	1 LS		80,000
Allow for Relocations & Miscellaneous	1 LS		100,000

Other Work

Signage - Regulatory Only	Allow		20,000
Trash Receptacles	10 Ea	1,200	12,000
Lighting	23 Ea	3,500	80,500

Subtotal Main Parade

\$3,572,650

Old Parade

Demolition

Paving	186400 SF	1.50	\$279,600
Landscaping	41900 SF	1.00	41,900
Site Structures	1 LS		20,000
Other Demolition	1 LS		25,000
Protect Existing to Remain	10000 LF	10.00	100,000
Earthwork	1 LS		25,000
Temporary Access	1 LS		20,000

New Paving

AC Paving - Grind & Overlay	85100 SF	2.00	170,200
AC Paving - New	65200 SF	3.00	195,600
Concrete Paving	57500 SF	7.00	402,500
Concrete Paving - Colored Sawcut	None		
Steps & Stairs	None		
Curb & Gutter	7800 LF	15.00	117,000
Misc Other Work @ Intersections	1 LS		25,000
Curb Cuts	20 Ea	1,000	20,000

New Landscaping

Trees	62 Ea	250.00	15,500
Trees	9 Ea	15,000	135,000
Relocate Existing Trees	None		
Shrubs & Groundcover	21500 SF	5.00	107,500
Irrigation	Included Above		
Tree Grates	None		

Site Structures

Retaining Walls	Allow		20,000
Stairs & Steps	None		
Benches w/ Lighting	6 Ea	5,000	30,000
Busstop - Owner Provided	1 Ea	25,000	25,000
Bollards	None		
Miscellaneous	1 LS		20,000

Site Utilities (Local Only - No Loop Connection)

Water for Irrigation Only	6500 LF	20.00	130,000
Sewer	None		
Storm	Allow		50,000
Gas	None		
Power for Lighting Only	6500 LF	30.00	195,000
Telecom	None		
Valves, Manholes, Connections	1 LS		80,000
Allow for Relocations & Miscellaneous	1 LS		100,000

Other Work

Signage - Regulatory Only	Allow		20,000
Trash Receptacles	10 Ea	1,200	12,000
Lighting	30 Ea	3,500	105,000

Subtotal Old Parade

\$2,486,800

Funston Avenue

Demolition

Paving	69700 SF	1.50	\$104,550
Landscaping	12100 SF	1.00	12,100
Site Structures	1 LS		10,000
Other Demolition	1 LS		10,000
Protect Existing to Remain	2500 LF	15.00	37,500
Earthwork	1 LS		10,000
Temporary Access	1 LS		10,000

New Paving

AC Paving - Grind & Overlay	26200 SF	2.00	52,400
AC Paving - New	23700 SF	3.00	71,100
Concrete Paving	23200 SF	7.00	162,400
Concrete Paving - Colored Sawcut	None		
Steps & Stairs	None		
Curb & Gutter	2100 LF	15.00	31,500
Curb Cuts	4 Ea	1,000	4,000

New Landscaping per Owner

Trees 15 gal	None		
Shrubs & Groundcover	12800 SF	10.00	128,000
Irrigation	Included Above		
Tree Grates	None		

Site Structures

Retaining Walls	None		
Stairs & Steps	None		
Benches w/ Lighting	None		
Busstop	None		
Bollards	None		
Furnishings	None		

Site Utilities (Local Only - No Loop Connection)

Water for Irrigation Only	2500 LF	20.00	50,000
Sewer	None		
Storm	Allow		35,000
Gas	None		
Power for Lighting Only	2500 LF	30.00	75,000
Telecom	None		
Valves, Manholes, Connections	1 LS		30,000
Allow for Relocations & Miscellaneous	1 LS		30,000

Other Work

Signage - Regulatory Only	Allow		15,000
Trash Receptacles	2 Ea	1,200	2,400
Lighting	6 Ea	3,500	21,000

Subtotal Funston Avenue

\$901,950